



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: November 20, 2013
Applicant: JBM Tierra Corners, LLC
Case No.: PSP-13-02
Address: 1000-1020 Tierra Del Rey
Project Planner: Jeff Steichen

Notice is hereby given that on November 20, 2013, the Zoning Administrator considered Planned Sign Program Modification (PSP) application PSP-13-02, filed by JBM Tierra Corners, LLC ("Applicant"). The Applicant requests a PSP modification of the previously approved Planned Sign Program, PSP-98-02, for Tierra Corners shopping center. The Project is located at 1000-1020 Tierra Del Rey ("Project Site") and is owned by JBM Properties, Inc. ("Property Owner"). The Project Site is zoned Planned Community (PC) with a General Plan designation of Light Industrial (IL). The Project is more specifically described as follows:

The Project includes the modification of a Planned Sign Program which includes modifying existing monument sign at corner of Tierra del Rey and East H Street including replacement of existing sign panels, as well as replacement of existing monument sign with a new "upgraded monument sign" and adding one additional six foot high monument sign at the driveway intersections with Tierra Del Rey. The Sign Program also includes the removal of existing small monument sign located south of the intersection of Tierra del Rey with the first driveway intersection. All other signage will remain as constructed under PSP 98-02. The proposed modification will allow the alteration of design and location of signage in order to facilitate improved public access to the development and help to distinguish the appearance of Tierra Corners as being a separate entity from that of the surrounding commercial development.

Planning Staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. No further environmental review is necessary.

The Zoning Administrator finds that the Planned Sign Program complies with the requirements of Chapter 19.60 of the Chula Vista Municipal Code and is consistent with the adopted Rancho Del Rey SPA 1 Planned Community. The Zoning Administrator approves the request based on the following findings of fact:

1. That the proposed signage is consistent with the Ranch Del Rey Sectional Planning Area (SPA) Plan.

The proposed Planned Sign Program modification provides sign guidelines for new and upgraded monument signage within the Rancho Del Rey commercial center consistent with the Rancho Del Rey SPA 1 Planned Community (PC) District Regulations.

2. The proposed Planned Sign Program is consistent with the design and/or development standards of the Rancho Del Rey SPA Plan.

The proposed Planned Sign Program provides sign guidelines for Tierra Corners shopping center in conformance with the design guidelines. The proposed Planned Sign Program modification compliments the existing architecture of the building

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Planned Sign Program Modification PSP-13-02, as described above subject to the following conditions of approval:

I. Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirement:

Planning Division:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/Representative

Date

2. Continue to comply with and implement all sign criteria and all conditions of approval set forth in previously approved PSP-98-02 unless modified by PSP 13-02 (dated October 14, 2013).

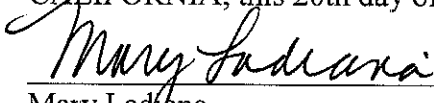
Land Development Division:

3. All signs located within the public right-of-way shall require an encroachment permit approved by the City Engineer.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for PSP-13-02, date stamped approved on November 20, 2013, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 20th day of November 2013.



Mary Ladana
Zoning Administrator